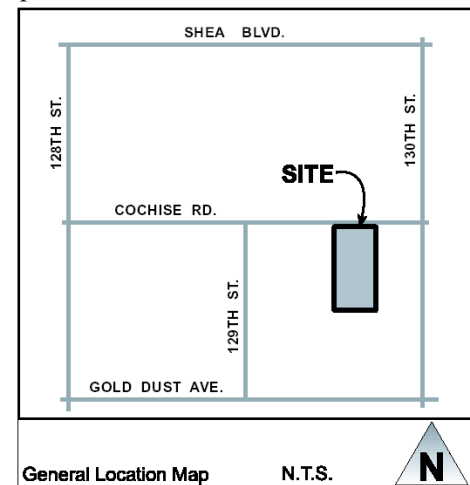


SUBJECT **GLO Roadway Easement Abandonment (Slager Residence)**

Related Policies, References:
73-LS-1996

APPLICANT CONTACT Don and Kim Slager
480-614-5575

LOCATION	South of Cochise Road and west of 130 th Street.
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BACKGROUND

Background.

The subject 33 foot-wide GLO federal patent roadway and public utility easements were dedicated on the original GLO patent deed in 1953. There is an existing 20-foot half street right-of-way along Cochise Road that was dedicated in 1996 as a condition of a lot split. The GLO roadway easement located immediately adjacent to this subject request was abandoned by the city in 1998.

Zoning.

The site is zoned Single Family Residential with an Environmentally Sensitive Lands Ordinance overlay (R1-43ESL).

Context.

There is an existing single family home located on the subject parcel. Cochise Road, which is located on the parcel's northern border, provides access to the subject parcel. Properties to the north and west of the subject parcel also gain access off Cochise Road. The parcel to the east has access off of 130th Street, and the parcel to the south has access off of Gold Dust Avenue.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This request is to abandon the city's interest in the 33 foot GLO roadway and public utility easement located along the western property line. There are no existing street improvements in this subject easement.

Key Issues.

- Eliminates the city's interest in the subject GLO easements.
- Maintains consistency with city street standards as approved by the Transportation Department.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Transportation Impact Summary:

The subject parcel is located in a grid pattern street area south of east Shea Boulevard. The parcel is located on the south side of Cochise Road, which is an east / west local residential street that provides access to the lot. The north / south collector street serving the area is 130th Street. Gold Dust Avenue, which is a local collector street, is the next east / west residential street in the area. 129th Street, located two lots to the west, is another north / south local residential street serving the area.

The 33' GLO easement along the west side of the lot is not necessary as public street right-of-way due to the lot development pattern in the area. The one-acre parcels have access to the east / west streets (Gold Dust Avenue and Cochise Road), which are spaced 1/8th mile apart. There is a 20-foot half street dedication along the Cochise Road frontage of this lot, which is the proper width for a local residential half street in the environmentally sensitive lands area. The west side north / south 33' GLO easement can be abandoned with no negative impacts to the area street system or access to the site.

Trails Impact Summary

The City's Trails Master Plan does not require trail easement dedications on any portion of the property located at 12953 East Cochise Road. The nearest planned trails to this property are located along 128th Street, Gold Dust Avenue, Shea Boulevard (north side), and through the 132nd Street Wash (refer to Attachment #3).

Community Involvement.

The property owner has contacted the surrounding property owners. At the time of this report, the city has not received any objections.

Community Impact.

The subject roadway easement is not planned for improvement as part of the city's street system, city's trail system, or public utility infrastructure.

STAFF

RECOMMENDATION

Recommended Approach:

Staff recommends approval.

RESPONSIBLE **Planning and Development Services Department**

DEPT(S)

STAFF CONTACT(S) Suzanne Colver
Senior Planner
480-312-7087
E-mail: scolver@ScottsdaleAZ.gov

APPROVED BY

Suzanne Colver
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Area Trails Plan

CASE 8-AB-2003

Department Issues Checklist

Legal Department

☒ Support

The City Attorney's office has stated that in abandoning this GLO easement, the city is abandoning the public access rights, in accordance with the cases, which permit the governing body of the local government to make those decisions. The City's abandonment of a GLO easement does not include any determination of private rights, nor does the City's action release any private rights if they are later found to exist. Similar to other private easement rights, those are matters between private property owners.

Transportation

☒ Support

The subject GLO patent roadway and public utility easement has not been improved and is not necessary for the local street configuration.

Trails

☒ Support

The Trails Master Plan does not require trail easement dedications on any portion of the property located at 12953 East Cochise Road. The nearest planned trails to this property are located along 128th Street, Gold Dust, and Shea Boulevard (north side), and through the 132nd Street Wash.

Adjacent Property Owner Notification

☒ Support

All adjacent property owners have been notified and have not objected to the abandonment.

Public Utilities

☒ Support

Letters of support from the affected public utility companies are on file with the City of Scottsdale and no reservations are necessary.

Emergency/Municipal Services

☒ Support

This request does not impact the ability to serve any adjacent properties.

Water/Sewer Services

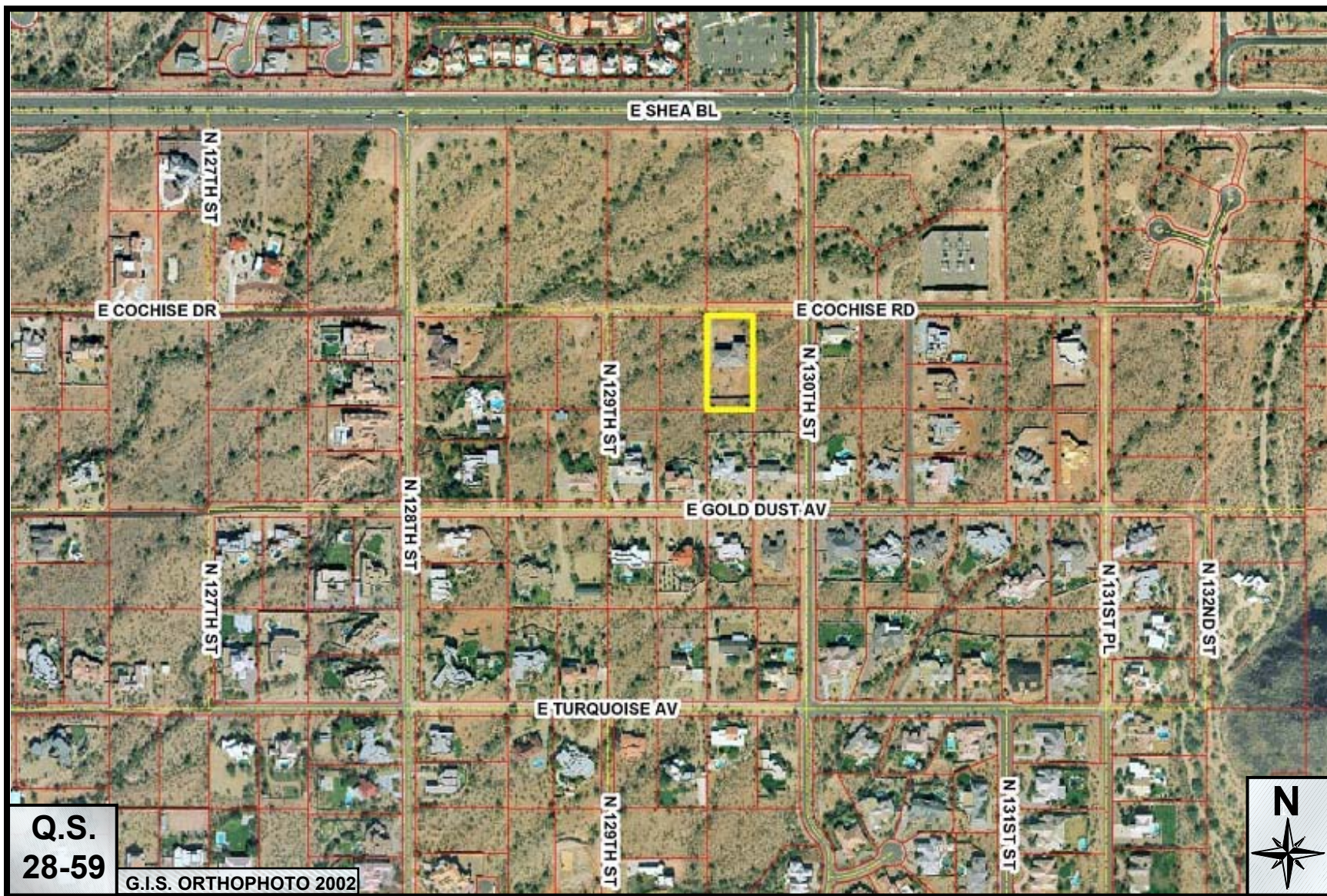
☒ Support

The existing waterline is located on the north side of Cochise Road. There is no existing sewerline along this segment of Cochise Road. Any future line would be located within the existing right-of-way. No reservations are necessary.

Drainage

☒ Support

The drainage flows are 5 cfs or less over this subject area. No drainage easement is required.



Slager Property
(GLO Abandonment)

8-AB-2003

ATTACHMENT #2



Slager Property
(GLO Abandonment)

8-AB-2003

ATTACHMENT #2A

Planned Trails in the East Shea Area

